

**ORDINANCE NO. 980611-F**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:**

**A 2.980 ACRE TRACT OF LAND OUT OF A 50.198 TRACT RECORDED IN VOLUME 12361, PAGE 192, IN THE TRAVIS COUNTY REAL PROPERTY RECORDS, FROM "RR" RURAL RESIDENCE DISTRICT TO "MF-1-CO" MULTI-FAMILY RESIDENCE (LIMITED DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS MONTEREY OAKS BOULEVARD AND BRUSH COUNTRY ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "RR" Rural Residence district to "MF-1-CO" Multi-family Residence (Limited Density) district -Conditional Overlay combining district on the property (the "Property") described in File C14-97-0134, as follows:

A 2.980 acre tract of land out of a 50.198 tract recorded in Volume 12361, Page 192, of the Real Property Records of Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as Monterey Oaks Boulevard and Brush Country Road, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. No dwelling units may be constructed on the Property.
2. One internal driveway crossing may be constructed and maintained on the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "MF-1" Multi-family Residence base district and other applicable requirements of the Land Development Code.



# Williamson Point

CH. 97.0134

## FIELD NOTES

for

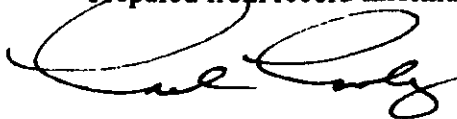
a 2.980 acre tract

said tract being a portion of a 50.198 acre tract Recorded in Volume 12361, Page 192, Real Property Records:

COMMENCING at the most westerly point of said 50.198 acre tract being a 60d nail found, thence N40°49'36"E, 548.29' to the POINT OF BEGINNING;

THENCE N69°30'00"E, 210.00' to a point,  
THENCE N53°30'00"E, 230.00' to a point,  
THENCE N65°00'00"E, 160.00' to a point,  
THENCE N74°00'00"E, 175.00' to a point,  
THENCE S61°41'32"E, 127.55' to a point,  
THENCE S40°30'00"W, 160.00' to a point,  
THENCE S63°00'00"W, 240.00' to a point,  
THENCE S77°30'00"W, 225.00' to a point,  
THENCE S54°00'00"W, 210.20' to a point,  
THENCE N36°00'00"W, 169.52' to the POINT OF BEGINNING and consisting of 2.980 acres.

Prepared from record information by:



Carl Conley, P.E., R.P.L.S.  
Registration No. 3160

CONLEY ENGINEERING, INC.

December 1, 1997

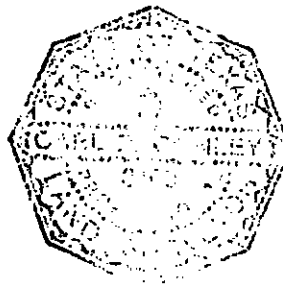
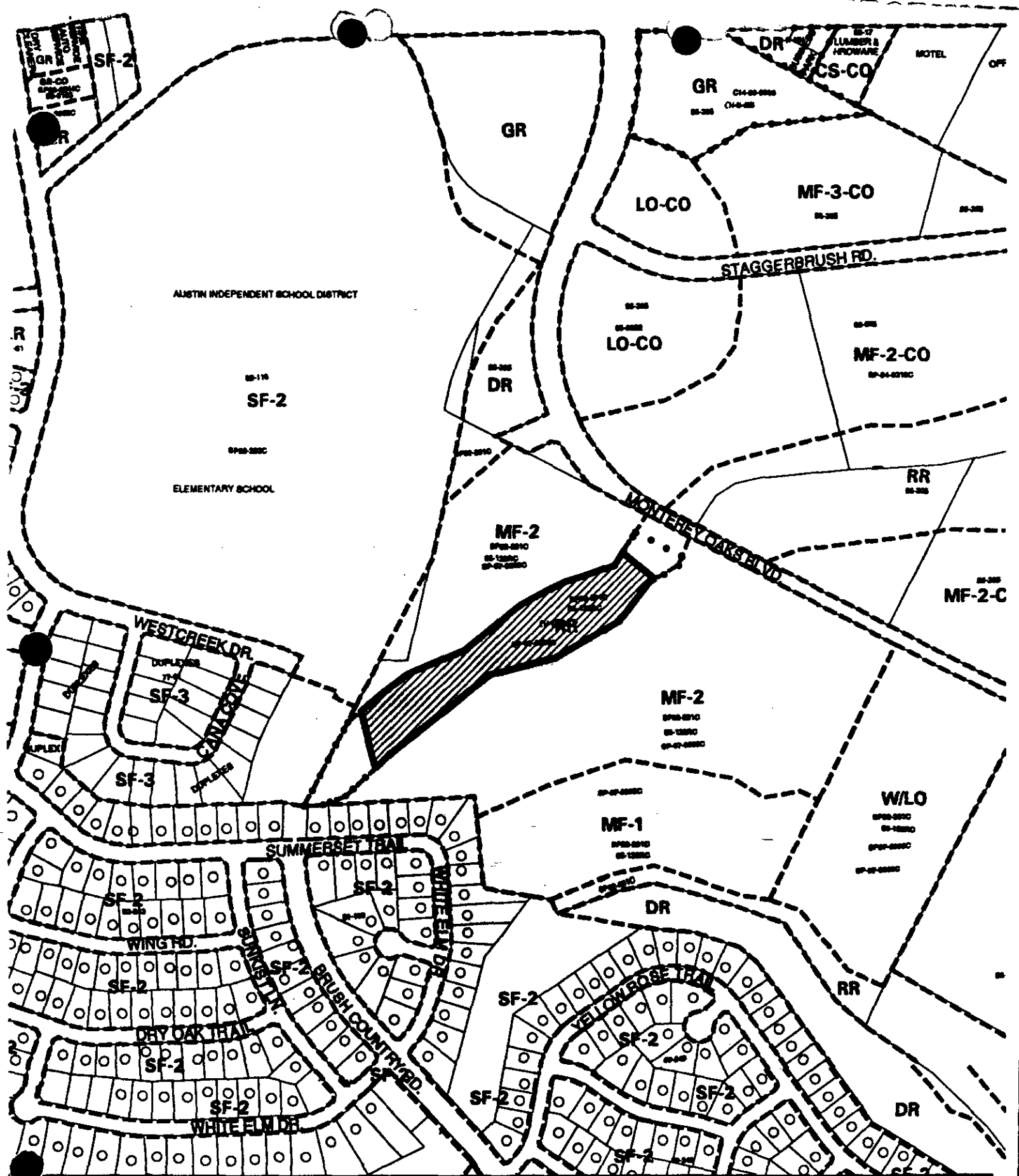


EXHIBIT "A"



 1" = 400'	SUBJECT TRACT		EXHIBIT "B" ZONING <b>CASE #: C14-97-0134</b> ADDRESS: MONTEREY OAKS BLVD. & BRUSH COUNTRY RD. SUBJECT AREA (acres): 1.154	DATE: 97-12 INTLS: TRC SF-6	CITY GRID REFERENCE NUMBER D19
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: D.REYES				

# Austin American-Statesman

PO#: 980611F  
Ad ID#: 6NM300200  
Acct#: 5124992499  
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE  
PO BOX 1088  
AUSTIN, TX 78767

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,  
State of Texas, on this day personally appeared:

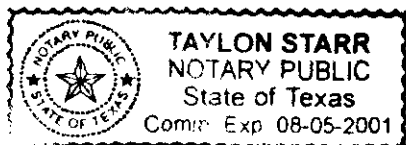
SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper  
published in said County and State that is generally circulated in Travis, Hays, Burnet  
and Williamson Counties, who being duly sworn by me, states that the attached  
advertisement was published in said newspaper on the following dates, to wit:

First Published:	6/26/98	Last Published:	6/26/98
Times Published:	1	Classification:	9980
Lines:	22	Cost:	\$61.38

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 26<sup>th</sup> day of June 1998



Taylon Starr  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

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MULTI-FAMILY RESIDENCE (LIMITED  
DENSITY) DISTRICT-CONDITIONAL  
OVERLAY COVERING DISTRICT, LO-  
CALLY KNOWN AS MONTEREY OAKS  
BOULEVARD AND BRUSH COUNTRY  
ROAD, IN THE CITY OF AUSTIN, TRAV-  
IS COUNTY, TEXAS.  
Mayor, Kirk Watson  
City of Austin